



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

JANUARY 2024

Next POA Quarterly Meeting – April 16th @ 6:30pm

Our next Quarterly Pecan Grove Plantation POA Meeting will be on Tuesday April 16th, at the Pecan Grove MUD building on Pitts rd. @ 6:30pm. We normally have about 30 people attend, and we encourage all members of the association to join. It is a great way to meet some of your neighbors and be a part of your community.

Trash Can Guidelines

Although the POA does not have a specific trash can policy that covers the entire POA, it is appreciated by all if you do your best to make sure any cans, trash bags or scraps are placed on the curb no sooner than the afternoon before trash pickup. Additionally, it is common courtesy to pick up your cans no later than the evening after trash picks up. Storing trash cans out of sight is also appreciated and only serves to ensure a clean and less cluttered appearance. We all work hard to keep this neighborhood nice so thank you for your assistance with this.

Deed Restrictions and Property Modifications

We all live in a neighborhood with deed restrictions and would like to maintain a beautiful and tasteful appearance. Please be considerate and abide by your covenants. The online ACC Property Modification form as well as the covenants for your section can all be found on our website.

On Plantation Drive at the entrance to the neighborhood, there is a sign which states.

“PECAN GROVE PLANTATION IS A DEED RESTRICTED & ARCHITECTURALLY CONTROLLED COMMUNITY - DRIVE SAFELY”

Streetlight Out?

If you see a streetlight that is out or not working, you can report it to CenterPoint Energy by pulling up their website and clicking on the “Report a street light outage” tab and typing in the streetlight number that is on the pole or locating the pole using the closest street address.

2024 POA Dues Announcement

To avoid a late fee, payment is due in full by end of January 2024. If you have not received your statement, please contact our Accountant, Potter & Golden at 713-972-1304 and ask to resend. You can also pay online without your invoice when you login to Zego.

Residents will have two options to submit payment: Online or Personal Check.

ONLINE PAYMENT: Preferred Method – Payments can be made online through Zego (Powered by PayLease) via electronic transfer (eCheck), debit, paypal or credit card, a small processing fee will apply. The Zego (PayLease) system uses the highest security measures and is certified PCI Level 1 Compliant and will require you to create a user ID with your property’s legal description number (section/block/lot), which can be found on your Pecan Grove Statement.

To pay online, go to our website at PecanGrove.Org for instructions and access to the payment portal.

Pecan Grove Plantation Country Club



The POA has had a long-standing relationship with The Pecan Grove Plantation Country Club and Golf Course. As a reminder, cart paths are for golf cart use and for club members only. As tempting as it may be for some, please do not use the cart path for recreational walking, jogging, dog walking or bike riding. If you wish to become a member, please reach out to either Director of Sales Savannah Baquet sbacquet@pecangrovecc.com or General Manager Brian Dutler bdutler@pecangrovecc.com to explore your options. There are several family friendly options available to Pecan Grove POA members.

~ Guy Steiger / President

Letter From The Editor

I want thank each and every one of our Pecan Grove neighborhood residents for our month-long Christmas Lighting extravaganza. Whether you put out just a few lights (like I did) or put on a lighting production, you made Pecan Grove a Winter wonderland.

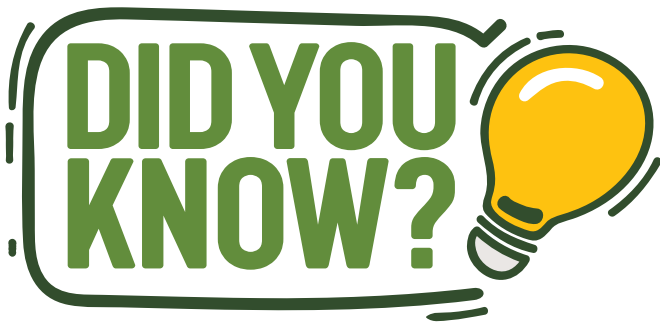
We are so fortunate to live in Pecan Grove where our neighbors are like family.

Happy New Year!

J. P. Willis
Pecan Grove Plantation Property Owners Association

Advertising:

Please send inquiries about ads to:
iana@pamelaprinting.com or call 281-240-1313



Sometimes you research and still come up with incorrect information. In December's issue we gave you the history of our Pecan Grove Plantation Christmas Lighting.

I received a note from a resident who moved here in 1985 and the tradition had already begun. So, if there is a seasoned resident that can fill me in on our Christmas Lighting history I would love to share in the next issue of News in a Nutshell.



Sheriff's Security Statistics

Security statistics for December are as follows:

5 911 Calls, 73 Dispatched Calls, 22 Case Reports, 5 Alarm Calls, 0 Burglary, 0 Citizen Contacts, 226 Property Checks, 34 House Watches, 75 Traffic Stops, 2 Arrest.

Motorcycle Officers Citations: 21 Speeding, 0 Speeding (School Zone) 12 Stop Signs, 2 Parking Violations, 3 Expired Registrations, 2 No through trucks, 8 Defective Equipment, 3 No Insurance, 1 No Driver's License.

**Citizen Contacts include: Self-initiated calls, Citizen Contacts, and Rendered Assistance. Criminal Arrests include felony and misdemeanor.*

Welcome New Neighbors!

The Property Owners' Association is pleased to extend a warm welcome to the following new residents:

Mario Compean, Jr, Old South DR; *Jacob and Sidney Hampton*, Pitts RD; *Hirohide Udagawa*, Rock Fence DR; *Jacob and Shayla Gandy*, Enchanted Path CT; *Rasheed Kazmi*, Berkley CT.

We're glad you chose Pecan Grove. It's a great place to live!

Moving To Fort Bend County?

If you or someone you know is planning a move to Fort Bend County you may want to go to <https://www.fortbendcountytexas.gov/your-county/moving-to-fort-bend>. There are items that may help in the move such as:

About the County; County Maps; Vehicle Registration; Cities and Towns; School Districts; Museums; Recreation

Please visit <https://pecangrove.org/> for any of the following:

Deed Restriction Complaint Form: <https://pecangrove.org/deed-restriction-complaint-form/>

PGPOA Property Modification Application: <https://pecangrove.org/home-improvements-acc-request/>

Additional Policies and Forms: <https://pecangrove.org/policies-and-forms/>

PGPOA General Meeting Minutes <https://pecangrove.org/minutes/>

Regular updates, emergency information and other fun stuff!

Nanny Wagner's Oatmeal Cookies

The oatmeal raisin cookie has come a long way since its humble beginnings in ancient civilizations. While mass-produced cookies may be easy to find at your local grocery store, nothing beats the taste of a homemade oatmeal raisin cookie.



INSTRUCTIONS:

- 1 Stick of Butter (soften) or 2 sticks of butter if no margarine; can use salted.
- 1 Stick of Margarine
- 1 Cup Brown Sugar
- 1 Cup Sugar
- 1 tsp. Vanilla
- Cream together the above ingredients
- 2 large Eggs – beat one @ a time w/the butter, sugars, and vanilla.
- Mix in separate bowl – 2 Cups Flour, 1 tsp. baking soda, and ½ tsp salt then beat with butter / sugar mixture.
- Add the following to the above mixture.
- 1 Cup Chopped Pecans
- 1 Cup Golden Raisins
- 2 Cups Old Fashion Oatmeal
- Mix by hand the following to the above mixture. (Very dense)
- Bake @ 355 – 375 degrees (depending on your oven) 10-12 Minutes



From Family Medicine to Cardiology, our physicians are devoted to meeting both inpatient and outpatient needs of the residents of our community.



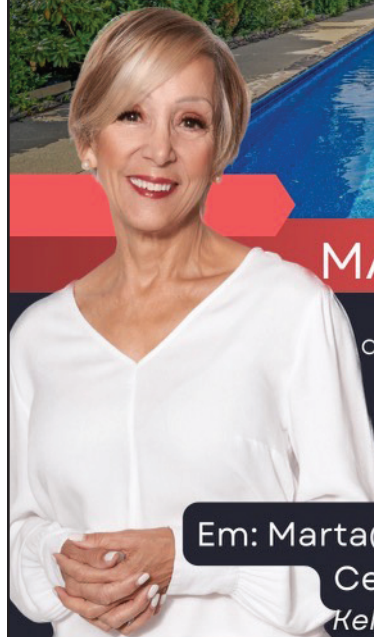
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Dr. Malik
Cardiology

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Keller Williams Southwest

Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will have their February meeting Wednesday, Feb.14 at Pecan Grove Plantation Country Club. There will be a 9:30 am Social and 10:00 am business meeting. The speaker's presentation will begin at 10:30 am. Meals are \$20 cash with a choice of 4 entrees.

Our guest will be a speaker from Enchanted Gardens. They will update us on preparing our gardens for spring planting. Everyone loves a beautiful garden whether it be flowers, herbs, or vegetables. The expert can answer any questions you may have to make your garden special.

Please join us. All are welcome. We love seeing new faces and encourage new membership. For additional questions or info contact Linda Webb at FortBendlady@gmail.com.

Pecan Grove Stitchery Group

The Pecan Grove Stitchery Group meets at Randall's on Wednesdays from 9:45 until Noon. Bring your own project or just sit and chat. Call 281-989-5883 for more information.

Learn more about Ft. Bend Children's Discovery Center!

Ranked as one of the "Top 10 Things to do in Sugar Land" on TripAdvisor. Fort Bend Children's Discovery Center is "a playground for your mind". It is dedicated to transforming communities through innovative, child-centered learning with a vision to spark a passion for lifelong learning in all children. Locates at 198 Kempner Street, Sugar Land, Texas, 77498, in the historical Imperial Market, the Discovery Center offers a multitude of innovative exhibits and bilingual learning

programs for kids aged birth to 12 years. The Discovery Center operates as a (501c) (3) under the direction of a Board of Directors. For more information, please visit www.childrendiscoveryfb.org or call 832-742-2800. Can your mind come out to play?

Give Back & Mentor a Local Juvenile!

Please consider committing to becoming a positive adult role model for the youth in our community. The juveniles are referred by the Fort Bend County Juvenile Probation Department. There are so many youths in need of a listening ear and encouragement. Come forward and be that person for a child in need...you may be the only one! Mentors must be 21 years of age and willing to give a minimum of an hour a week. If you cannot give your time, please consider a donation in your name to Fort Bend Partnership for Youth, Inc. Your contribution will provide a juvenile with everyday needs such as clothes, shoes, haircuts, school fees, etc., that they otherwise may not receive. Contact us at 281-633-7317 or susan.bearden@fortbendcountytexas.gov or visit fbpfy.org.

Free Peer-Led Men's Workouts

We do not show up at F3 for ourselves. We show up for the man standing beside each of us. F3 brings together like-minded men of similar ages and abilities for self-improvement that starts with fitness. Pecan Grove Country Club, 2201 Plantation Dr. in rear parking lot

Workout Times: Tues 5:30-6:15 AM, Fri 5:30-6:15 AM
Sat 6:30-7:30 AM

For Information: www.F3fortbend.org

Members' Market

Residential for sale listings, UP TO THREE LINES are free to residents of Pecan Grove POA. Typed or neatly printed ads must be received by the 15th day of the preceding month. Send or deliver ad to: Pecan Grove POA, Inc., 1305 FM 359, Suite B, Richmond, TX 77406. E-mail to pgpoa@peoplepc.com. **PLEASE NOTIFY US WHEN YOU WANT TO DISCONTINUE AD.**

For Sale: Biogear Folding Exercise Rider Model #451. New!! Still in box--needs to be put together. \$50 obo. Call 281-342-1023.

For Sale: 78-year-old collector selling 2 2004 Chrysler Crossfire Coupes, 2 1999 Plymouth Prowlers and 1 1932 Ford Roadster. Call 281-923-6094.

Wanted: Private collector, I will buy your U.S. silver coins, 10xface value. Immediate cash. Call 713-416-7895.

Bookkeeper needed: MS Office, basic accounting procedures, 2 years college minimum, full-time, Health Insurance, 401K, 4 weeks vacation. Send info to ciarellaut78@gmail.com.

For Sale: 1993 classic muscle car Trans Am. Needs paint job, battery and minor repairs. Mileage 208,161. OBO. Text offer to 832-421-7421.

Tutoring available: 28 years of teaching experience to all ages. Would prefer working with K-8th grade. Subjects: Math, English, Social Studies, Science. Also, a homeschool mom of 7 years. Ask for Judy: 832-858-7670.

Piano & Music Studio: All ages can learn how to play piano, read music with all musical genres. Recording sessions also available for singers and musicians. Call Derrick, 504-442-4157 for monthly rates and packages.

For Sale: GE Café Energy Star 27.7 Cu. Ft. Smart French-Door Refrigerator with Hot Water Dispenser with Wi-Fi Connect, Model CFE28TP2MS1. 8 months old. Includes a 5-year transferable warranty that ends 12/27/2027. \$2,900. Call 713-724-5898 - Carol.

For Sale: Beautiful TV armoire, storage at bottom. \$300 or best offer, 713-530-1434 - Cindy.

For Sale: Beautiful fireplace screen with beveled glass doors. Adjust to fit different dimensions. \$125. Call or text 713-416-6505 and I will text you pictures of the screen.

Pet Sitting: Animal loving lady available for pet-sitting and house--sitting. Lives in Pecan Grove. Years of experience with good references. Call Kay at cell - 832-282-8024.



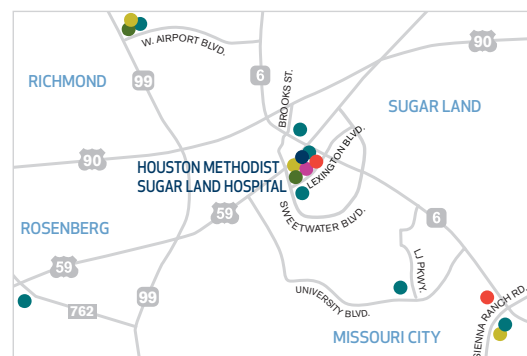
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2023 Pecan Grove Christmas Light Winners

2023 Winners

Hall of Fame

YEAR	AREA	AWARD	ADDRESS
2023	1	1st	2110 Shade Crest Drive
2023	1	2nd	2606 Thompson Crossing Drive
2023	1	3rd	2142 Pecan Trail
2023	1	EOC	2007 Summerland Court
2023	2	1st	2306 Jonathans Landing
2023	2	2nd	2518 Plantation Springs
2023	2	3rd	1706 Pecan Crossing
2023	2	EOC	1634 Pecan Crossing
2023	3	1st	2006 Woodland Drive
2023	3	2nd	2122 Walnut Grove Lane
2023	3	3rd	1426 Woodfair Drive
2023	3	EOC	1602 Country Squire Drive
2023	4	1st	1102 Woodland Drive
2023	4	2nd	1506 Rain Barrel Court
2023	4	3rd	1019 Deerfield Road
2023	4	EOC	1322 Bittersweet Drive
2023	5	1st	1722 N. Hearthside Court
2023	5	2nd	1710 Wyndale
2023	5	3rd	1518 Hearthside
2023	5	EOC	1906 Mistyvale
2023	6	1st	2123 Country Mile Drive
2023	6	2nd	1810 Cotton Court
2023	6	3rd	2130 Richmond Drive
2023	6	EOC	2022 Windmill Drive
2023	7	1st	1315 Plantation Drive
2023	7	2nd	1718 Plantation Drive
2023	7	3rd	2006 Plantation Drive
2023	7	EOC	1726 Plantation Drive
2023	8	1st	1527 Giles Drive
2023	8	2nd	1519 Giles Drive
2023	8	3rd	1518 Giles Drive
2023	8	EOC	1631 Pecan Branch
2023	All	Best Cul-de-sac	Cotton Court
2023	All	Best Street	Pecan Crossing

AREA	ADDRESS
1	2102 Shade Crest Drive
1	3106 Saddle Ridge Court
1	2714 Old South Drive
1	2014 Pecan Trail
2	1914 Thompson Crossing Drive
2	2307 Juniper Hills
2	2530 Plantation Springs Drive
2	2530 Old South Drive
3	2207 Enchanted Path Court
3	1302 Roundstone Drive
3	2223 Country Creek Way
3	2219 Walnut Grove Lane
4	1610 Quarterpath Drive
4	1935 Rock Fence Drive
4	1702 Chapelwood Lane
4	1202 Bittersweet Drive
5	1618 Fair Oak Lane
5	1915 Mistyvale Court
5	2303 Cottage Court
6	2103 Country Mile Lane
6	2103 Morton League Road
6	1807 Cotton Court
7	2107 Plantation Drive
8	1522 Giles Drive
8	1634 Stuart Drive

Christmas Lighting Contest Gift Card Donors

Our most sincere thanks to the following companies who donated the gift cards that were given to each of the winning homes in our traditional Christmas Lighting Contest. You put the “icing on the cake”. These are companies that care about Pecan Grove and are always willing to help us out. Please make certain that when you patronize any of these businesses you thank them for their support.

- Kimbra V, Realtor, Keller Williams Realty Southwest
- Randalls
- Clancy’s
- Red River Cantina
- Kroger
- Pier 36
- Enchanted Gardens
- Frank’s Nursery
- Larry’s Mexican Restaurant
- LaCocina
- Chili’s

Pictures provided by: John Anstine



Christmas Lighting Contest Volunteers

We were lucky to have four ladies volunteer as judges during our yearly traditional Christmas Lighting Contest. Each was given one of four available Sections of Pecan Grove to judge. We would like to thank Susan Clemments, Debbie Hodson, Amber Powell, and Jackie Townsend for a fantastic job well done. And from what I understand they had a fun time and will probably judge next year.

You might want to think about volunteering as a judge next year and join them.

Drone image provided by:
Jay Adams, Besser Roofing and Renovations



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Pecan Grove Plantation P. O. A., Inc. Financial Position

As of November 30, 2023 - Unaudited Assets

Current Assets	\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	36,204.64	Current Liabilities	\$
Wells Fargo - Petty Cash	622.69	Accounts Payable	10,697.33
Prosperity Bank - Money Market	13,617.85	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	1,670.33
Acct Rec - Maint Fee	76,779.80	FICA/MED Payable	3,634.42
A/R - S Grand Apts	5,683.59	FUTA Payable	297.66
Allowance - Uncollectible A/R	(6,233.46)	SUTA Payable	7.90
Prepaid Worker's Comp Insurance	2,242.96	Defd Inc - 2023 Maint Fees	38,804.37
Prepaid Officer Insurance	723.90		
Prepaid Expense - Utilities	784.15	Total Current Liabilities	65,017.53
Prepaid Expense - Gen Liab Ins	1,110.44		
Prepaid Contract Deputy	10,787.49	Long-Term Liabilities	
		Total Long-Term Liabilities	0.00
Total Current Assets	142,607.56	Total Liabilities	65,017.53
		Stockholders' Equity	
Property and Equipment		Unrestricted General Fund	95,278.42
Land - Donated	1.00	Designated by the Board Sidewalk Repairs	14,851.10
Furniture & Equipment	50,773.14	Unrestricted Current Earnings	(622.66)
Improvements	118,099.25		
Computer Software	1,545.00	Total Stockholders' Equity	109,506.86
Community Service Vehicle	23,598.81		
Christmas Wreaths & Accessories	85,782.83	Total Liabilities and Stockholders' Equity	\$174,524.39
Accumulated Depreciation	(247,883.20)		
Net Property and Equipment	31,916.83		
Total Assets	\$174,524.39		

Deed Restriction Complaint Form

Deed Restriction Complaints should be directed to the Pecan Grove Plantation Property Owners' Association at 1305 FM 359, Suite B, Richmond, TX 77406. Remember that you can also file a complaint via email at pgpoa@peoplepc.com or via the Pecan Grove website at www.pecangrove.org. (One complaint per e-mail or Complaint Form, please.)

1. Address of property in violation: _____

2. Identity of occupant (if known): _____

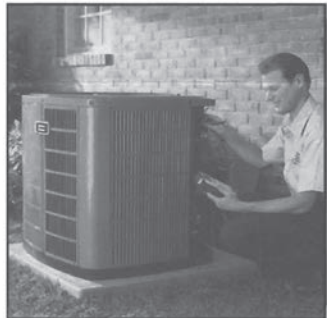
3. Describe nature of violation: _____

4. Name(confidential) _____

Phone no.(confidential) _____

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Market News in a Nutshell

REAL ESTATE
**PECAN GROVE
MARKET UPDATE**

**DATA FROM LAST 30 DAYS*

\$154sf

AVERAGE SOLD
PRICE

8

HOMES SOLD

57

DAYS ON MARKET

11

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$146sf
2023: Avg Sold Price \$147sf

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PECAN GROVE PROPERTY OWNERS' ASSOCIATION
Pecan Pointe Office Park
1305 FM 359, Suite B
Richmond, TX 77406

PECAN GROVE PLANTATION POA OFFICE

Open Tuesday - Thursday 9:00 a.m. to 2:00 p.m.
Paula Stephens - Office Manager & General Information - (281) 344-9496
E-mail - pgpoa@peoplepc.com
Website - www.pecangrove.org
Webmaster - John Clark - (832) 985-0535

PECAN GROVE PLANTATION (POA) - BOARD OF TRUSTEES & OFFICERS

Guy Steiger – President, Deed Restrictions Secs. 1,2,3,21 – (713) 408-6849
Don Turner – Vice-President, Deed Restrictions Secs. 11,15,17,20 - (713) 478-1121
Bryan Key – Security – Esplanades, Deed Restrictions Secs. 4,7,8 – (281) 389-0917
Kim Hollas – Community Affairs, Asst. Secretary, Deed Restrictions Secs. G1, G2, T1 – (713) 962-4426
Philip Pletka – Esplanades, Deed Restrictions Secs. 6,9,14 – (832) 520-1208
Steve Lutz – Treasurer, Deed Restrictions Secs. 5,10,18,19 – (832) 278-8571
JP Willis – Newsletter, Secretary, Deed Restrictions Secs. 12,16,22 – (281) 341-9166

IMPORTANT TELEPHONE NUMBERS

EMERGENCY - 911
Fort Bend Emergency Medical Services - (281) 342-2100
Pecan Grove Volunteer Fire Department / Fire Alarms - (281) 342-6116
Pecan Grove Volunteer Fire Department / Non-Emergency - (281) 341-6677
Pecan Grove MUD Community Representative (TBA) - (281) 238-5000 | www.pecangrovemud.com
Fort Bend County Sheriff's Office / Security - Dispatch - (281) 341-4665 | www.fortbendcountytexas.gov
Fort Bend County Mosquito Control - (281) 342-0508
Fort Bend County Animal Control - (281) 342-1512
Fort Bend County Road & Bridge | Street/Stop Signs, Dead Animal Removal - (281)342-4513
Fort Bend County Public Transportation - (281) 633-7433
GFL Environmental, Inc. | Garbage or Recycling Service Questions - (281) 368-8397
Si Environmental, LLC | PG MUD Payment Center, Water or Sewer Maintenance (24 Hours) - (281) 238-5000
Centerpoint Energy | To report a burned-out street lights, please provide the serial number of pole - (713) 207-2222
Pitts Park/Pecan Grove Park Reservations - PG MUD/Marcus Campbell - (832) 818-5600
Pecan Grove Plantation Country Club | Brian Dutler, PGA/General Manager - (281) 342-9940 ext 111 or bdutler@pecangrovecc.com
Accounting | Potter & Golden - (713) 972-1304
Fort Bend County Commissioner, Precinct 1 | Vincent Morales - (281) 344-9400 or vincent.moralesjr@fortbendcountytexas.gov